



**FAIR PARK FIRST MINUTES
OF CALLED MEETING OF THE
BOARD OF DIRECTORS**

September 23, 2025

A called meeting of the Board of Directors (the “Board”) of Fair Park First, a Texas nonprofit corporation (the “Corporation”), was held at the Fair Park Visitor’s Center and via electronic means and live-streamed to the public at Facebook.com/Fairparkfirst on Tuesday, September 23, 2025 at 4:03 PM.

Directors Present:

Jason Brown, President and Chair of the Nonprofit
Robert Luxen, Secretary
Veletta Forsythe-Lill, Immediate Past Chair
Reverend Todd Atkins
Jon Wolkenstein, Treasurer
Zaida Basora
Margo R. Keyes
Chelby Sanders Kirk
Matt Orwig
Trish Bernard
Chris Bowers

Not Attending:

Kimberly Shaw
Lubbock Smith
Alexandra Saldana
Dan Torpey
Vana Hammond, Ex Officio
Glenn Newman, Ex Officio
Cordelia Boone, Ex Officio

Staff and Guests:

Alyssa Siffermann (Arnold), Acting Chief Operating Officer
Sally Piestch, Randstad, Fractional Chief Financial Officer, FPF
Heather Stevens, Rise360, FPF

Mr. Jason Brown served as Chair and Mr. Robert Luxen served as Secretary for the meeting.



1) Call to Order – Mr. Jason Brown, Board Chair

- a) Mr. Brown officially called the meeting to order at 4:03 PM.

2) Board Chair’s Welcome, Introductions, Presentation of Agenda – Mr. Jason Brown, Board Chair

3) Adoption of Minutes from Board Meeting on August 26, 2025

Mr. Brown entertained a motion to adopt the minutes from the board meeting held on August 26, 2025. Mr. Robert Luxen made a corresponding motion, seconded by Chris Bowers. The motion passed unanimously. Minutes are approved.

4) Operator Financials and Transition Update

- a) No update provided by OVG360, not present at the meeting. But the board shared that Keys (unlabeled and thrown into a box) and parking passes were transferred successfully, but outstanding financial and event deposit records remain unresolved. The board discussed the need for continued efforts to secure full access to financial data and systems, including the Bank of America accounts.

5) Officer and Executive Reports – Alyssa Arnold Sifferman, Acting CEO

- a) Alyssa reported on ongoing coordination with OVG and the City of Dallas to complete the transition process. She noted challenges in obtaining accurate financial information and ensuring continuity of grant and donor reporting requirements. Preparation is underway for Thursday’s presentation to the Park and Recreation Department regarding the development agreement.

6) Committee Reports

a) Audit Committee – Sally Pietsch, CFO

- i) Sally confirmed that Fair Park First’s portion of the audit is complete and pending additional data from OVG. The audit firm Baker Tilly is working with Mark Mallory to retrieve historic financial records. Discussion followed about requirements for 2025 financial reporting, which may be impacted by missing documentation.

b) Finance Committee – Jon Wolkenstein and Sally Pietsch

- i) Jon and Sally discussed the organization’s ongoing financial challenges, noting that a 2025 audit may not be feasible without complete records. Jon will work with Baker Tilly to confirm prior year audit access and reporting needs for active grants. Heather and Jason highlighted that while general fundraising has been limited, more than \$12 million in public funding has been secured since December 2024.



c) Governance Committee – Chris Bowers

- i) **Mediation Update:** Bob Luxen and Chris reported that OVG has not indicated interest in resuming mediation. Legal counsel is evaluating Fair Park First’s counterclaims, totaling approximately \$5.78 million, including breach of contract and unauthorized expenditures.

- ii) **Role and Structure Update:** Jason led a discussion on strategic planning, emphasizing Fair Park First’s continuing mission and the importance of maintaining organizational integrity amid the operational transition.

7) Additional Discussion Items

a) OVG Performance Bond

- i) Chris Bowers explained that continuation certificates for the OVG performance bond exist, but the original bond document is required to assess enforceability. Veletta Lill raised concerns regarding AECOM’s unpaid invoice of approximately \$473,000 and whether it may fall under the bond’s protection. Jason noted city staff suggested AECOM could file a claim directly.

b. Community Park Development

- a. Alyssa shared updates on the planned presentation to the Park Department, emphasizing Fair Park First’s commitment to deliver the Community Park project. The board reaffirmed its focus on fulfilling this long-standing community promise.

c. Executive Session

- a. The board entered executive session to discuss:
 - i. Legal matters regarding OVG mediation and potential litigation.
 - ii. Governance structure and future strategic direction.
 - iii. No formal votes were taken during executive session.

d. Public Comments

- a. No preregistered speakers addressed the board.

e. Adjournment

- a. There being no other business to consider, upon a motion duly made by Veletta Foysthe-Lill and seconded by Mr. Luxen, the meeting was adjourned at 6:08 p.m.



Respectfully submitted,

Robert Luxen

By: Robert Luxen, Secretary

Signature Page to Minutes of Board Meeting of Fair Park First – 09-23-2025